



Settlement Charges Guide

Replacement Cost:

Light Bulb: \$1 Per Bulb

Light Switch/Electrical Plate: \$2

Missing Smoke Detector: \$15

Missing Interior Door Hardware: \$15 per door

Exterior Lock Replacements: \$75 Covers (2) doors front and back. Each additional door \$30

Interior Fridge Drawers and Shelving: (Current Market Parts Pricing) Receipts will be provided.

Stove Parts: (Current Market Parts Pricing) Receipts will be provided.

Microwave Parts: (Current Market Parts Pricing) Receipts will be provided.

Dishwasher Parts: (Current Market Parts Pricing) Receipts will be provided.

Washer/Dryer Parts: (Current Market Parts Pricing) Receipts will be provided.

Ceiling Fan Replacement: \$105 Covers Installation

Broken Glass: (Market Price) Work & Material provided by After Hours Glass

Window Replacement: \$285 Cover Complete New Window Install

Interior Door Replacement: \$125 (Covers Materials and Labor)

Exterior Front Door: \$315 (Covers Materials and Labor)

Double Glass Garden Style Door: \$625 (Covers Materials and Labor)

Flooring Replacement: \$2.75 Per square foot (Damaged Flooring Requires Complete Room Replacement) Ceramic Tile Cost \$4.75 for Material and Labor

New Glass Top Stove: \$575

New Dishwasher: \$325

New Fridge: \$650

New Microwave: \$250

New Washing Machine: \$495

New Dryer: \$495

Sheet Rock Repairs: Price Will Depend On Scope of Work and Starts at \$25 an hour with a Minimum 1 hour charge.

Tub Repair: Starts at \$75

Screen Porch Door: \$75

Screen Porch Repair: Starts at \$25

Trash Removal: \$75 Per Trash Bag

Furniture Removal: \$50 per item

Missing Flush mount Light Fixtures: \$20 Per Fixture

Missing Shower Head: \$10

Missing HVAC Thermostat: \$75

Toilette Replacement: \$150

Towel-Bar Replacement: \$25

Toilet Paper Holder Replacement: \$25

Flooring Transition Strips: \$25

Broken/Missing Mirrors: Framed hanging Mirrors Will Be Replaced with a comparable mirror from Hobby Lobby. Receipts will be provided. Broken Sheet Mirrors will be replaced by After Hours Glass. Invoices will be provided.

Pet Damage: Damage will be billed according to the extent of damage. Pictures of damage along with repair cost will be provided.

Cabinet Repair: Will be billed according to repair cost.

Painting: Walls that cannot be covered with one coat of paint will be charged an additional \$175 per room. Note: Living Room, Dining, Kitchen, Bathrooms, Hallways, Etc. each count as a room.

Porch Railings: Billed According To Damage

Countertop Replacement: Material Provided by Coastal Countertops. Invoice will be provided for materials. Labor will cost \$40 per hour.

NOTE: All repair work that is completed by tenant would need to be approved by the maintenance supervisor. Any work done to an unsatisfactory level will be redone to Hendley Properties satisfaction. Any items not listed on the charges guide will be priced individually and billed.